PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
PERENNIALS					
P.1:	Furcraea foetida 'Mediopicta'	Giant False Agave Variegated	5 gal.	4	4'-0"T x 6'-0"W
P.2:	Hakonechloa macra 'Aureola'	'Aureola' Japanese Forest Grass	1 gal.	13	1'-0"T x 2'-0"W
P.3:	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gal.	25	10"T x 16"W
P.4:	Euphorbia x martinii 'Tiny Tim'	Tiny Tim Cushion Spurge	1 gal.	34	12"T x 12"W
P.5:	Aeonium 'Cyclops'	Giant Red Aeonium	1 gal.	15	3'-0"T x 2'-0"W
P.6:	Aeonium decorum 'Sunburst'	Copper Pinwheel	1 gal.	14	2'-0"T x 1'-6"W
P.7:	Aeonium 'Mint Saucer'	Green Aeonium	1 gal.	29	2'-0"T x 1'-6"W
P.8:	Echeveria agavoides 'Lipstick'	Lipstick Echeveria	6" pot	48	8"T x 1'-0"W
P.9:	Bulbine frutescens	Stalked Bulbine	1 gal.	-	2'-0"T x 2'-0"W
P.10:	Kniphofia hybrid 'Orange Blaze'PPAF	Orange Blaze Red Hot Poker	1 gal.	24	2'-0"T x 1'-6"W
P.11:	Libertia peregrinans	New Zealand Iris	1 gal.	21	1'-0"T x 1'-6"W
P.12:	Agave attenuata	Fox Tail Agave	2 gal.	29	2'-6"T x 3'-0"W
P.13:	Echeveria 'Black Prince'	Black Prince Echeveria	6" pot	55	6"T x 10"W
P.14:	Agave attenuata 'Ray of Light'	'Ray of Light' Fox Tail Agave	5 gal.	6	4'-0"T x 6'-0"W
SHRUBS					
S.1:	Myrica californica	Pacific Wax Myrtle	15 gal.	28	15'-0"T x 6'-0"W
S.2:	Sarcococca ruscifolia	Fragrant Sweet Box	5 gal.	44	3'-0"T x 3'-0"W
S.3:	Sarcococca hookeriana var. humbles	Himalayan Sweet Box	1 gal.	-	1'-6"T x 4'-0"W
S.4:	Mahonia 'Soft Caress' PP20183	Soft Caress Mahonia	2 gal.	19	3'-0"T x 3'-0"W
S.5:	Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	5 gal.	37	4'-0" T x 6'-0"+W
VINES					
V.1:	Ficus Pumila	Creeping Fig	5 gal.	9	12'-0"T+ x 3'-0"W
GRASSES					
G.1:	Carex divulsa	Berkeley Sedge	1 gal.	113	1'-0"T x 1'-6"W
G.2:	Festuca mairei	Atlas Fescue	1 gal.	18	3'-0"T x 3'-0"W
G.3:	Lomandra longifolia 'LM300' Breeze	Breeze Lomandra	1 gal.	212	2'-0"T x 3'-0"W
G.4:	Bouteloua Gracilis 'Blonde Ambition'	Blue Grama Grass 'Blonde Ambition'	1 gal.	16	3'-0"T x 3'-0"W
G.5:	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	2 gal.	14	2'-0"T x 2'-0"W
TREES					
T.1:	Acer palmate dissected 'Seiryu'	Seiryu Upright Japanese Maple	36" box	1	10'-0"T x 6'-0"W
T.2:	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	36" box	1	20'-0"T x 15'-0"W
T.3:	Acer palmatum 'Peaches and Cream'	Peaches and Cream Japanese Maple	24" box	3	10'-0"T x 8'-0"W
T.4:	Persea americana 'Jim Bacon'	'Jim Bacon' Avocado Tree	24" box	1	20'-0"T x 20'-0"W
T.5:	Persea americana 'Mexicola'	'Mexicola' Avocado Tree	24" box	1	20'-0"T x 20'-0"W
T.6:	Ficus carica 'Mission'	Mission Fig Tree	24" box	1	20'-0"T x 20'-0"W
T.7:	Citrus x latifolia 'Bearss'	Bearss Semi-Dwarf Lime Tree	24" box	NOT USED	8'-0"T x 12'-0"W
T.8:	Citrus limon 'Meyer'	Improved Meyer Semi-Dwarf Lemon	24" box	NOT USED	10'-0"T x 12'-0"W
ARTIFICIAL TURF:					
AG.1:	Artificial Grass	G.C. to provide samples for Owner Approval.			

HYDROZONE SCHEDULE

SYMBOL **DESCRIPTION** **REMARKS**

See Irrigation drawings for detailed layout; Follow manufacturer design and installation guides .

SUB-SURFACE

See IR-1- IR-6: Trees — (2) Bubblers per tree

ON-SURFACE: (buried below mulch/pebbles)

See IR-1 - IR-6: Plants and Shrubs - see plan — Follow mfr.'s recommendations for soil type, lateral spacing and row spacing, req'd accessories and installation; G.C. to consult irrigation designer for approval if zones need to be combined or re-zoned

CONTROLLER: Follow Irrigation Designer recommendations: Approved equal 'smart' controller to support number of hydrozones; Location to be determined on-site with Owner's approval

LIGHTING SCHEDULE

SYMBOL **DESCRIPTION**

LIGHT FIXTURES: See Architectural Drawings for light fixture specifications and controls.

VARIEGATED GREEN
MODERN LANDSCAPE DESIGN
1723 Mossbrook Avenue
San Jose, CA 95130
415.794.4255
www.variegatedgreen.com

LICENSED ARCHITECT · ERICA DEITCHMAN · C-34185 · 04.30.21 RENEWAL DATE · STATE OF CALIFORNIA

REVISIONS:

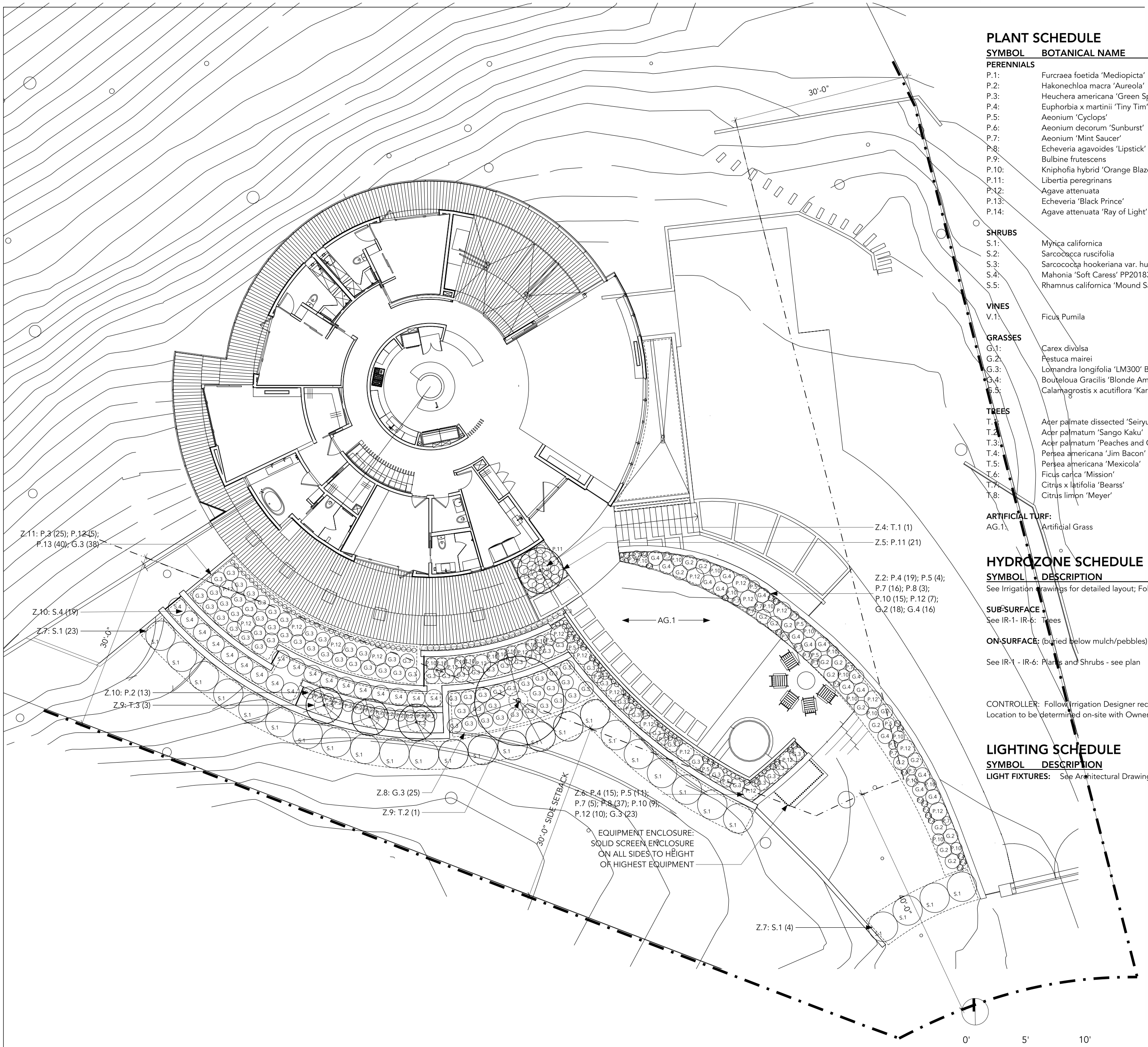
NO.	DATE	DESCRIPTION
00	2020.03.09	SUBMITTAL

AGRAWAL LANDSCAPE ::
LANDSCAPE SCREENING SUBMITTAL
24863 OLIVE TREE LANE
LOS ALTOS HILLS, CA 94024

DRAWING TITLE:
SCHEMATIC PLANT AND HYDROZONE LAYOUT

PROJECT NO.: 20150312
SCALE: 1/8"=1'-0"
DRAWN BY: ED
REVIEWED BY: ED
ISSUE DATE: 2017.04.27

DRAWING NO.:
L2.0



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HYDROZONE SCHEDULE

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SUB-SURFACE :

See IR-1- IR-6: Trees (2) Bubblers per tree

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CONTROLLER: Follow Irrigation Designer recommendations: Approved equal 'smart' controller to support number of hydrozones; Location to be determined on-site with Owner's approval

LIGHTING SCHEDULE

SYMBOL DESCRIPTION

LIGHT FIXTURES: See Architectural Drawings for light fixture specifications and controls.

0' 5' 10'

CONTOUR LINES SHOWN AT 2'-0" INTERVALS; GRADING AND DRAINAGE APPROVED UNDER PERMIT #20614

VG
VARIEGATED GREEN
MODERN LANDSCAPE DESIGN
1723 Mossbrook Avenue
San Jose, CA 95130
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www.variegatedgreen.com

LICENSED ARCHITECT ERICA DEITCHMAN C-34185 04.30.21 RENEWAL DATE STATE OF CALIFORNIA

REVISIONS:

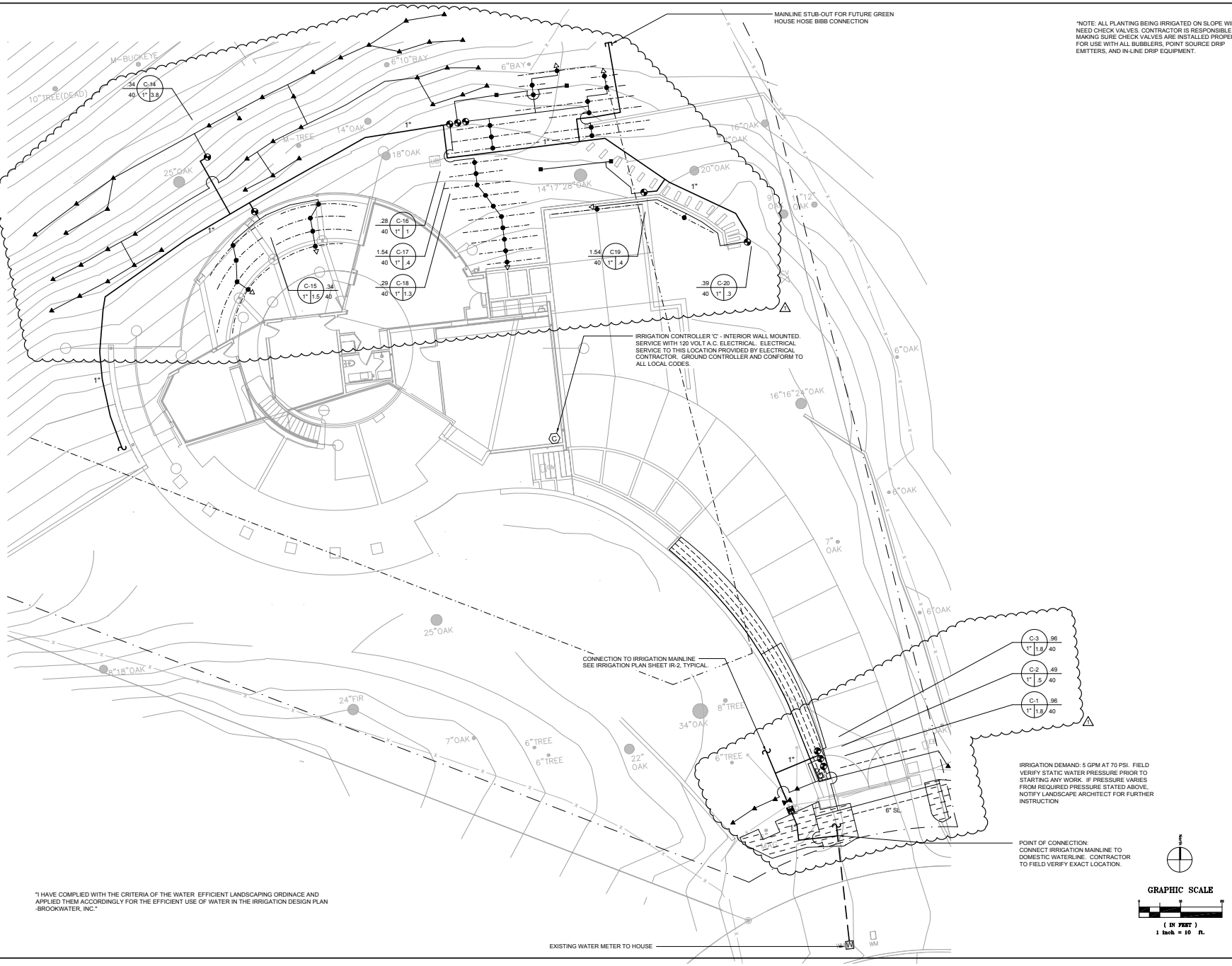
NO.	DATE	DESCRIPTION
00	2020.03.09	SUBMITTAL

AGRAWAL LANDSCAPE ::
LANDSCAPE SCREENING SUBMITTAL
24863 OLIVE TREE LANE
LOS ALTOS HILLS, CA 94024

DRAWING TITLE:
SCHEMATIC PLANT AND HYDROZONE LAYOUT

PROJECT NO.: 20150312
SCALE: 1/8"=1'-0"
DRAWN BY: ED
REVIEWED BY: ED
ISSUE DATE: 2020.03.09

DRAWING NO.: L2.1



*NOTE: ALL PLANTING BEING IRRIGATED ON SLOPE WILL NEED CHECK VALVES. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE CHECK VALVES ARE INSTALLED PROPERLY FOR USE WITH ALL BUBBLERS, POINT SOURCE DRIP EMITTERS, AND IN-LINE DRIP EQUIPMENT.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINACE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN -BROOKWATER, INC."

BROOKWATER
IRRIGATION CONSULTANTS
480 SAINT JOHN STREET, SUITE 220
PLEASANTON, CALIFORNIA 94566
TEL 925 . 855 . 0417
FAX 925 . 855 . 0357
E-MAIL
JANET*BROOKWATER.COM

STAMP

JANET S. LUEHRS Certified Irrigation Designer CID 4327A

CONSULTANT

AGRAWAL RESIDENCE

24863 OLIVE TREE LN
LOS ALTOS, CA

ISSUANCE

PERMIT SUBMITTAL

NO	REVISIONS	DATE
1	UPDATED PLANS	05/07/2019

SHEET TITLE

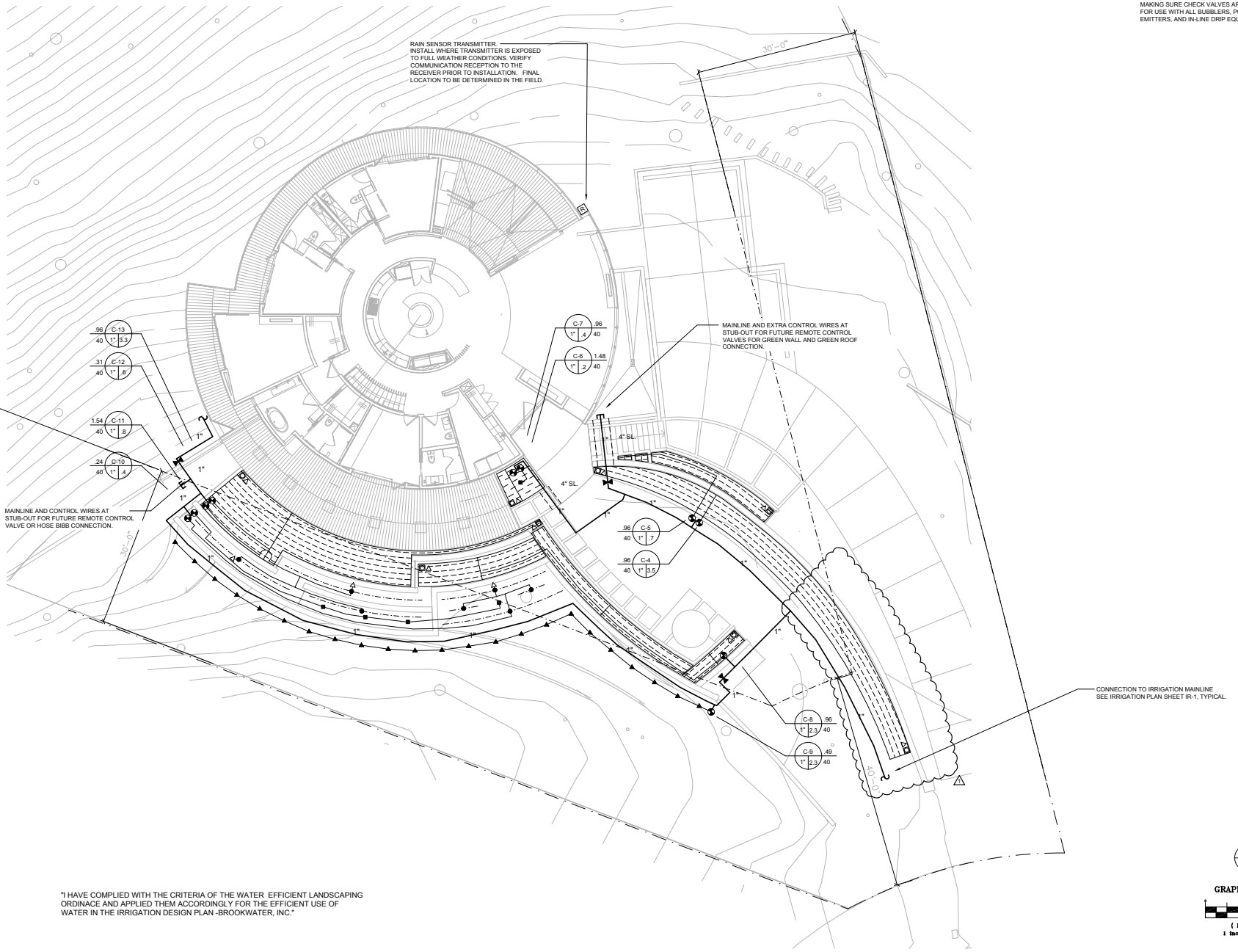
IRRIGATION PLAN

DRAWN BY	CHECKED BY
BG	JL
DATE	SCALE
01/03/2018	1"=10'-0"

JOB NO. 18-172

SHEET NO.

IR-1



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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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JANET S. LUEHRS
Certified Irrigation Designer
CID
4327A

CONSULTANT

AGRAWAL RESIDENCE

24863 OLIVE TREE LN
LOS ALTOS, CA

ISSUANCE
PERMIT SUBMITTAL

NO	REVISIONS	DATE
1	UPDATED PLANS	05/07/2019

SHEET TITLE
IRRIGATION PLAN

DRAWN BY	CHECKED BY
BG	JL
DATE	SCALE
01/03/2018	1"=10'-0"

JOB NO. 18-172

SHEET NO. IR-2

IRRIGATION NOTES

1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
6. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
13. WIRE CONNECTORS SHALL BE 3M-DBR/Y-6 DIRECT BURY UNLESS OTHERWISE NOTED.
14. INSTALL SIX (4) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE
16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
17. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
18. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SLOPE APPLICATIONS. FOR DRIP OR BUBBLER CIRCUITS, INSTALL KING BROS. CV SERIES CHECK VALVES IN LATERAL LINES FOR EVERY 10' OF ELEVATION CHANGE.
19. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION VALVES, BUBBLERS, DRIPLINE AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE GLUE AND DIRT PARTICLES FROM THE LINES.
20. NOTIFY ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS/HER INSTRUCTIONS ARE OBTAINED.
21. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
22. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
23. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFULL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
24. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
25. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
26. WHEN IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS AT ALL TIMES. ALL ROOTS SHALL BE CUT TO ANSI STANDARDS AND ANY TREE ROOTS OVER 2 INCHES IN SIZE SHALL BE COORDINATED OR MONITORED BY A CERTIFIED ARBORIST PER THE LOCAL MUNICIPALITY'S STANDARDS.
27. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
28. IRRIGATION DEMAND: REFER TO IRRIGATION POINTS OF CONNECTION.
29. COORDINATE WITH PHONE COMPANY FOR INSTALLATION OF PHONE LINES TO CONTROLLER LOCATIONS.
30. CONTRACTOR SHALL VERIFY REMOTE AND WEATHER SENSOR RECEPTION TO THE RECEIVER PRIOR TO INSTALLING THE CONTROLLER. IF SIGNAL IS TOO WEAK, EXTEND THE RECEIVER OUT TO A MAXIMUM OF 10' FROM THE CONTROLLER USING A 6 PIN PHONE CABLE WITH FEMALE ADAPTER. IF RECEPTION IS STILL TOO WEAK, CONTACT THE LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.
31. OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
32. NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
33. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
34. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
    - INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
    - CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
    - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
    - COMPLETE AND DATED MANUFACTURER'S WARRANTIES.
35. AT COMPLETION OF MAINTENANCE PERIOD, PROVIDE OWNER WITH THREE (3) EACH OF ALL OPERATING AND SERVICING KEYS AND WRENCHES REQUIRED FOR COMPLETE MAINTENANCE AND OPERATION OF ALL VALVES. PROVIDE TWO (2) EACH OF KEYS TO CONTROLLER CABINETS OR ENCLOSURES.
36. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
37. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
38. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI	FLOW RATE (GPM)	MAX. RADIUS	MAX. SPACING
▲	HEB-60 / HE-DIFF	HUNTER PRESSURE COMPENSATING DRIP BUBBLER / DIFFUSER CAP. INSTALL ONE BUBBLER PER SHRUB	40	6 GPH	-	-
■	HEB-60 / HE-DIFF	HUNTER PRESSURE COMPENSATING DRIP BUBBLER / DIFFUSER CAP. INSTALL TWO BUBBLERS PER TREE	40	6 GPH	-	-
NOT SHOWN	HE-20-B, HE-10-B	HUNTER SINGLE OUTLET EMITTER.	40	2 GPH, 1 GPH	-	-
●	-	COMPRESSION FITTING STUB-OUT FROM PVC RIGID PIPE TO POLY TUBING				
△	EBV-0500-S	KBI BALL VALVE FOR FLUSHING				
◘	ECO-ID	HUNTER ECO INDICATOR CONNECT VIA 1/2" MPT CONNECTION				
NOT SHOWN	PLD-AVR	HUNTER AIR VACUUM RELIEF VALVE				
⊛	ICZ-101-LF-40 / LT-1000-T	HUNTER DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE				
⋈	T-113-LF	NIBCO LEAD FREE GATE VALVE (LINE SIZE)				
⋈	975XL2-1"	WILKINS LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER				
R	WR-CLIK	HUNTER RAIN-CLIK WIRELESS RAIN SENSOR				
C	PHC-2400 ROAM-KIT	HUNTER PRO HC FIXED STATION CONTROLLER (24 STATIONS) - WALL MOUNT HUNTER MAINTENANCE REMOTE				
C-1		CONTROLLER AND STATION NUMBER				
1.6		APPLICATION RATE (INCHES)				
1" | 15		30 OPERATING PRESSURE (PSI) APPROXIMATE GALLONS PER MINUTE				
1"		REMOTE CONTROL VALVE SIZE				
		MAIN LINE SIZE 1": 1120-SCHEDULE 40 PVC SOLVENT WELD PLASTIC PIPE WITH SCHEDULE 80 AND SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.				
		LATERAL LINE 3/4": 1120-CLASS 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.				
		DRIP TUBING: HUNTER 1/2" POLYETHYLENE TUBING: TWPE-700-500 WITH HUNTER 1/2" PLD LOC FITTINGS. 6" COVER. DISTRIBUTION TUBING: HUNTER HQPE-250-250 1/4" POLYETHYLENE TUBING.				
		SUB-SURFACE DRIPLINE (SHRUBS): HUNTER DRIPLINE. HDL-06-12-500-CV. USE ONLY PLD-LOC DRIPLINE FITTINGS. 12" EMITTER SPACING, 12" ROW SPACING AT GRADE AND RAISED PLANTERS. (VARIES ON SLOPE; SEE SLOPE LAYOUT DETAIL 19 SHEET IR-5 FOR SPACING ON GRADE); .6 GPH PER EMITTER				
		SLEEVE (SL): 1120-CLASS 200 PVC PLASTIC PIPE. 24" COVER.				

DRIPLINE IRRIGATION NOTES:

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 12" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSISTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES. INSTALL MINIMUM OF ONE FOR EVERY 15 GPM.
4. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
5. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
6. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
    - 0-8 GPM - 3/4"
    - 8.1-15 GPM - 1"
    - 15.1-25 GPM - 1 1/4"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

DRIP IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.
2. EMITTERS ARE NOT SHOWN ON THE IRRIGATION PLAN. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION PLAN AND THE DRIP IRRIGATION DETAILS AS A GUIDE, WHILE USING THE PLANTING PLAN FOR THE LOCATION AND QUANTITIES OF EMITTERS.
3. EACH 15 GALLON SHRUB SHALL RECEIVE THREE 1 GPH EMITTERS DISTRIBUTED EVENLY AROUND SHRUB (TWO SHALL BE ON UPHILL SIDE OF SHRUB), VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
4. EACH 5 GALLON SHRUB SHALL RECEIVE TWO 1 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
5. EACH 1 GALLON SHRUB SHALL RECEIVE TWO 1/2 GPH EMITTERS ON OPPOSITE SIDES AND UPHILL OF SHRUB, VIA DISTRIBUTION TUBING. REFER TO THE PLANTING PLAN FOR THE LOCATION AND QUANTITY OF SHRUBS.
6. INSTALL THE EMITTERS ON TOP OF THE ROOT BALL AND AS FAR FROM THE TRUNK OF THE PLANT AS POSSIBLE.
7. DISTRIBUTION TUBING SHALL BE A MAXIMUM OF 5' IN LENGTH FROM ½" TUBING TO EMITTER. EACH LENGTH OF 1/2" DRIP TUBING SHALL BE A MAXIMUM OF 25'.
8. INSTALL FLUSH VALVES AT THE END OF THE RIGID PVC AS SHOWN ON PLANS.
9. ALL PVC LATERAL PIPE TO DRIP TUBING SHALL BE 3/4" UNLESS OTHERWISE NOTED.
10. THE DRIP EMITTER SYSTEM LAYOUT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND AFTER PLANTING HAS BEEN COMPLETED.

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ISSUANCE

PERMIT SUBMITTAL

NO	REVISIONS	DATE
1	UPDATED PLANS	05/07/2019

SHEET TITLE

IRRIGATION LEGEND AND NOTES

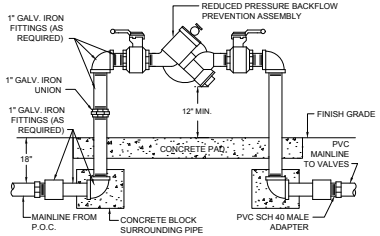
DRAWN BY	CHECKED BY
BG	JL
DATE	SCALE
01/09/2018	1"=10'-0"

JOB NO. 18-172

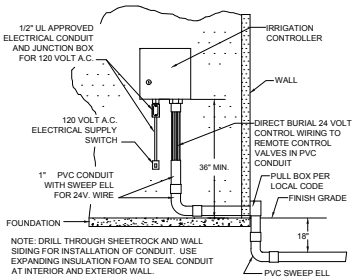
SHEET NO.

IR-3

NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP). USE DIELECTRIC FITTINGS WHERE DISSIMILAR METALS COME INTO CONTACT.

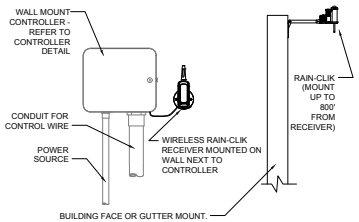


1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



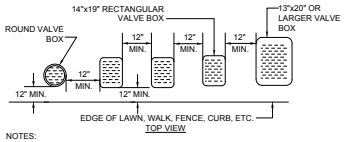
NOTE: DRILL THROUGH SHEETROCK AND WALL SIDING FOR INSTALLATION OF CONDUIT. USE EXPANDING INSULATION FOAM TO SEAL CONDUIT AT INTERIOR AND EXTERIOR WALL.

2 INSIDE WALL MOUNT CONTROLLER DETAIL
NOT TO SCALE



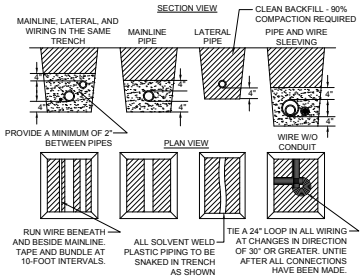
NOTE:
MOUNT SENSOR IN LOCATION THAT MAXIMIZES DIRECT SUNLIGHT, OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY

3 HUNTER RAIN-CLIK RAIN SENSOR
NOT TO SCALE



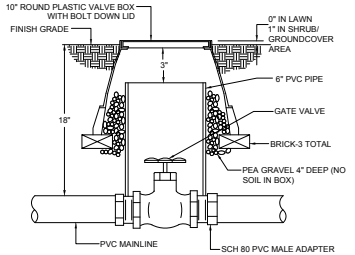
NOTES:
1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL HAVE BOLT DOWN LIDS WITH BOLTS INSTALLED.
7. VALVE BOXES SHALL BE BY CARSON, APPLIED ENGINEERING, OR EQUAL.

4 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE

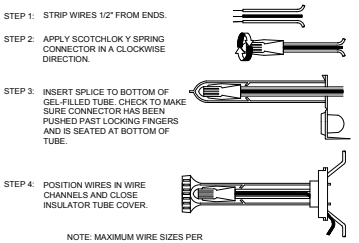


NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SPECIFIED PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS REFER TO IRRIGATION LEGEND AND SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

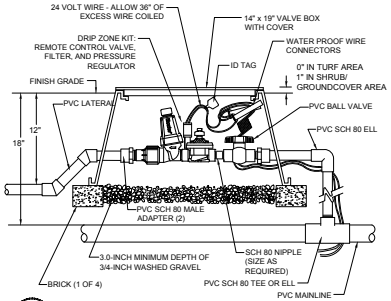


6 GATE VALVE DETAIL
NOT TO SCALE

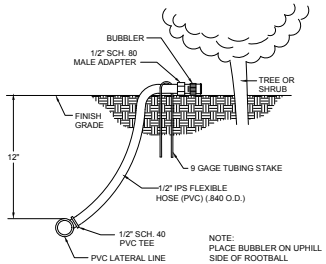


NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE # 14'S OR TWO #12'S.

7 WIRE CONNECTION DETAIL
NOT TO SCALE

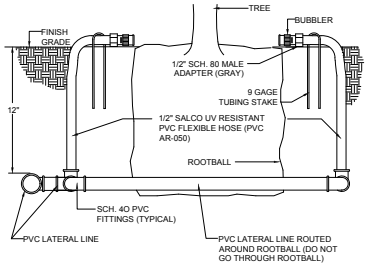


8 HUNTER DRIP ZONE KIT
NOT TO SCALE

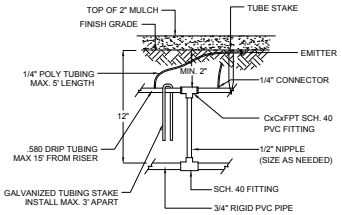


NOTE:
PLACE BUBBLER ON UPHILL SIDE OF ROOTBALL

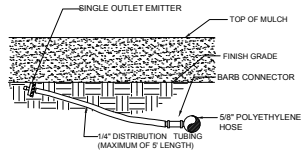
9 BUBBLER ON FLEX HOSE DETAIL
NOT TO SCALE



10 TREE BUBBLER DETAIL
NOT TO SCALE



11 RISER TO DRIP TUBING DETAIL
NOT TO SCALE



NOTE:
1. CONNECT 5/8" TUBE TO PVC LATERAL LINE USING COMPRESSION FITTINGS.
2. 5/8" HOSE SHALL NOT RUN LONGER THAN 20' FROM PVC LATERAL LINE.

12 SINGLE OUTLET EMITTER DETAIL
NOT TO SCALE

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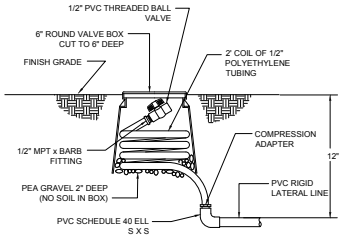
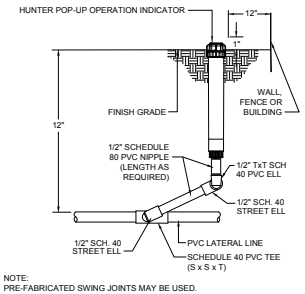
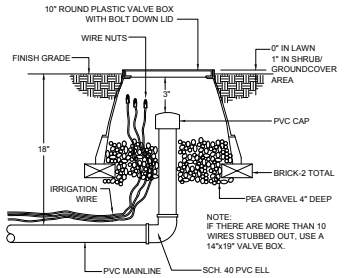


13 MANUAL FLUSH VALVE DETAIL
NOT TO SCALE

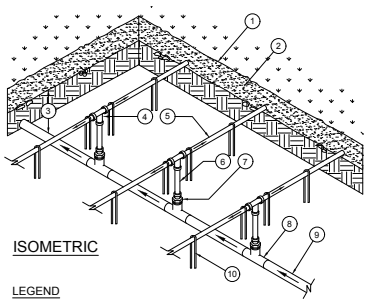


NOTE:
PRE-FABRICATED SWING JOINTS MAY BE USED.

14 HUNTER POP-UP OPERATION INDICATOR
NOT TO SCALE



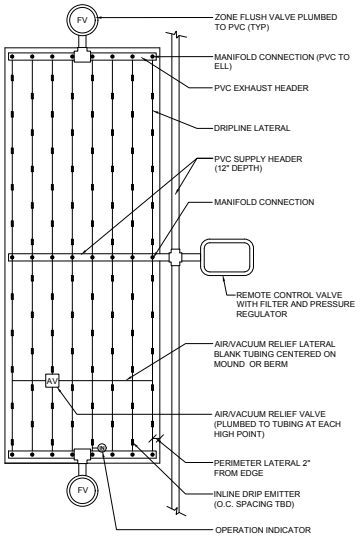
15 MAINLINE CAP AND WIRE STUB DETAIL
NOT TO SCALE



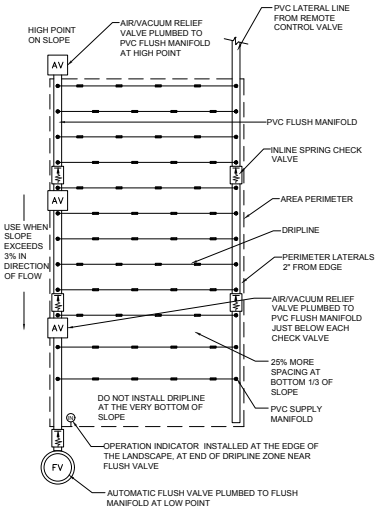
LEGEND

1. FINISH GRADE.
2. MULCH - INSTALL TUBING ON GRADE, UNDER MULCH
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. DRIPLINE TEE FITTING.
5. DRIPLINE LATERAL.
6. BLANK POLY TUBING, LENGTH AS NECESSARY.
7. DRIPLINE MPT ADAPTER.
8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
9. PVC SUPPLY MANIFOLD FROM REMOTE CONTROL VALVE ASSEMBLY.
10. WIRE STAKE - EVERY 24", USE ONLY ROUNDED STAKES

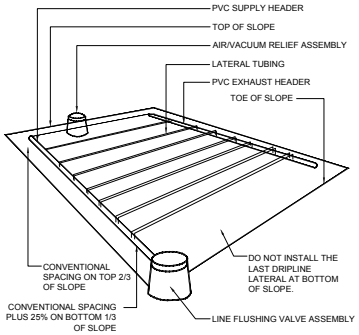
16 CENTER FEED MANIFOLD - ON-GRADE
NOT TO SCALE



17 CENTER FEED INLINE DRIP LAYOUT
NOT TO SCALE

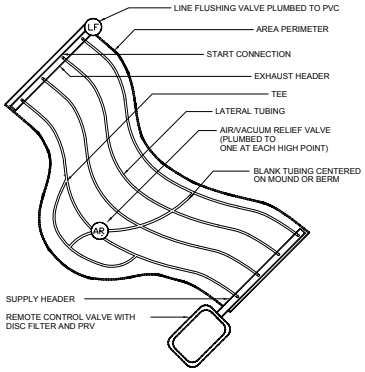


18 INLINE DRIP LAYOUT FOR SLOPES
NOT TO SCALE



NOTE:
ALIGN DRIPLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE

19 INLINE DRIP SPACING LAYOUT ON SLOPE
NOT TO SCALE



20 IRREGULAR AREAS: ODD CURVES
NOT TO SCALE

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